

139.0

0003

0010.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,085,200 / 1,085,200
USE VALUE: 1,085,200 / 1,085,200
ASSESSED: 1,085,200 / 1,085,200
Patriot
Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-------------------------|
| 104 | | BARTLETT AVE, ARLINGTON |

OWNERSHIP

| Owner 1: | BICHE LIONEL & STEPHANIE | Unit #: | |
|----------|--------------------------|---------|--|
| Owner 2: | | | |
| Owner 3: | | | |

Street 1: 104 BARTLETT AVE

Street 2:

Twn/City: ARLINGTON

| | | | |
|---------------|--------|-------|------------|
| St/Prov: MA | Cntry: | | Own Occ: Y |
| Postal: 02476 | | Type: | |

PREVIOUS OWNER

| | |
|----------|-----------------|
| Owner 1: | RILEY SARAH C - |
| Owner 2: | - |

Street 1: 104 BARTLETT AVENUE

Twn/City: ARLINGTON

| | | | |
|---------------|--------|-------|--|
| St/Prov: MA | Cntry: | | |
| Postal: 02476 | | Type: | |

NARRATIVE DESCRIPTION

This parcel contains 7,200 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1884, having primarily Clapboard Exterior and 2015 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 7200 | | Sq. Ft. | Site | | 0 | 90. | 0.88 | 10 | | | | | | | | | 572,398 | | | | | | 572,400 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101 | 7200.000 | 512,800 | | 572,400 | 1,085,200 | | 89362 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 03/12/09 |

| PREVIOUS ASSESSMENT | | | | | | | | | Parcel ID | 139.0-0003-0010.0 | USER DEFINED | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|-------------------|--------------|--|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | | |
| 2020 | 101 | FV | 512,800 | 0 | 7,200. | 572,400 | 1,085,200 | 1,085,200 | Year End Roll | 12/18/2019 | | |
| 2019 | 101 | FV | 387,300 | 0 | 7,200. | 604,200 | 991,500 | 991,500 | Year End Roll | 1/3/2019 | | |
| 2018 | 101 | FV | 387,300 | 0 | 7,200. | 445,200 | 832,500 | 832,500 | Year End Roll | 12/20/2017 | | |
| 2017 | 101 | FV | 387,300 | 0 | 7,200. | 426,100 | 813,400 | 813,400 | Year End Roll | 1/3/2017 | | |
| 2016 | 101 | FV | 387,300 | 0 | 7,200. | 394,300 | 781,600 | 781,600 | Year End | 1/4/2016 | | |
| 2015 | 101 | FV | 307,500 | 0 | 7,200. | 330,700 | 638,200 | 638,200 | Year End Roll | 12/11/2014 | | |
| 2014 | 101 | FV | 307,500 | 0 | 7,200. | 323,100 | 630,600 | 630,600 | Year End Roll | 12/16/2013 | | |
| 2013 | 101 | FV | 306,300 | 0 | 7,200. | 307,800 | 614,100 | 614,100 | | 12/13/2012 | | |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | PRINT | Date | Time |
|----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|----------|----------|------|
| RILEY SARAH C, | 72687-332 | 1 | 5/31/2019 | | 1,210,000 | No | No | | | 12/11/20 | 01:02:03 | |
| ROLL JON T | 26315-41 | | 5/15/1996 | | | No | No | A | | | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | ACTIVITY INFORMATION | Date | Result | By | Name |
|------------|--------|----------|---------|-----|------------|----------|------------|---------|----------------------|--------------|--------|---------|------|
| 6/19/2019 | 922 | Add Att | 85,000 | O | | | | | 6/16/2015 | Permit Insp | PC | PHIL C | |
| 12/22/2014 | 1731 | Redo Kit | 109,200 | | | | | | 5/23/2013 | Info Fm Prmt | EMK | Ellen K | |
| 2/19/2013 | 221 | Redo Bat | 82,000 | C | | | | | 3/12/2009 | Inspected | 189 | PATRIOT | |
| 4/12/1996 | 136 | Manual | 4,000 | | | | | | 11/29/1999 | Mailer Sent | | | |
| | | | | | | | | | 11/15/1999 | Entry Denied | 264 | PATRIOT | |
| | | | | | | | | | 2/10/1999 | Measured | 336 | PATRIOT | |
| | | | | | | | | | 3/1/1982 | | PM | Peter M | |

Sign: VERIFICATION OF VISIT NOT DATA / / /

| | | | | | | | | | | | | | | | | | | |
|------------------------------------|-------------------|-------------------|-----|---------------------------|-------------------|-------------------------|-----|-------------------|------------|---------|--------------|---------------|------|--------|------------|------------|--------------|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | |
| Type: 15 - Old Style | 1 | Rating: Very Good | | | | | | SINK IN BSMT. | | | | | | | | | | |
| Sty Ht: 2A - 2 Sty +Attic | | | | A Bath: | Rating: | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | |
| Foundation: 3 - BrickorStone | | | | A 3QBth: | Rating: | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: 1 | Rating: Good | | | | | | | | | | | | | |
| Prime Wall: 2 - Clapboard | | | | A HBth: | Rating: | | | | | | | | | | | | | |
| Sec Wall: 1 - Wood Shingl | 45% | | | OthrFix: 1 | Rating: Good | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | OTHER FEATURES | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Very Good | | | | | | | | | | | | | |
| Color: YELLOW | | | | A Kits: | Rating: | | | | | | | | | | | | | |
| View / Desir: | | | | Frl: | Rating: | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | | | | | | | | | | | |
| Grade: B- - Good (-) | | | | CONDOS INFORMATION | | | | | | | | | | | | | | |
| Year Blt: 1884 | Eff Yr Blt: | | | Location: | | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | | | | | | | | | | | |
| Jurisdict: G16 | | Fact: . | | Floor: | | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | | | | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: VG - Very Good | 4.6 | % | | Exterior: | | No Unit | RMS | BRS | FL | | | | | |
| Prim Int Wall: 2 - Plaster | | | | Functional: | | | | Interior: | | 1 | 7 | 3 | M | | | | | |
| Sec Int Wall: | | % | | Economic: | | | | Additions: | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | | | Kitchen: | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Override: | | | | Baths: | | | | | | | | | | |
| Sec Floors: | | % | | Total: | 4.6 | % | | Plumbing: | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | CALC SUMMARY | | | | Electric: | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: | 130.00 | | | Heating: | | | | | | | | | | |
| Bsmnt Gar: | | | | Size Adj.: 1.20511496 | | | | General: | | | | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj.: 0.99989998 | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Adj \$ / SQ: 156.649 | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 83200 | | | | | | | | | | | | | | |
| Heat Fuel: 1 - Oil | | | | Grade Factor: 1.21 | | | | | | | | | | | | | | |
| Heat Type: 1 - Forced H/Air | | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | LUC Factor: 1.00 | | | | | | | | | | | | | | |
| Solar HW: NO | | Central Vac: NO | | Adj Total: 537531 | | | | | | | | | | | | | | |
| % Com Wall | | % Sprinkled: | | Depreciation: 24726 | | | | | | | | | | | | | | |
| | | | | Depreciated Total: 512804 | | | | | | | | | | | | | | |
| MOBILE HOME | | | | WtAv\$/SQ: | | | | WtAv\$/SQ: | | AvRate: | | Ind.Val | | | | | | |
| Make: | | Model: | | | | | | Juris. Factor: | 1.00 | | Before Depr: | 189.55 | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | Special Features: | 0 | | Val/Su Net: | 163.10 | | | | | | |
| | | | | | | | | Final Total: | 512800 | | Val/Su SzAd | 271.11 | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| PARCEL ID 139.0-0003-0010.0 | | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | |
| 2 | Frame Shed | D | Y | 13X5 | | A | AV | 1970 | | 0.00 | T | 39.2 | 101 | | | | | |
| More: N | Total Yard Items: | | | | | Total Special Features: | | | | | | | | Total: | | | | |